



NOTICE OF PROPOSED EXCHANGE OF REAL PROPERTY

The Board of County Commissioners of Indian River County, Florida ("County"), hereby provides notice of a proposed real property exchange with Brian and Gayle Watson ("the Watsons"). The terms and conditions of the exchange agreement are as follows:

- 1. The Watsons reside at 475 43rd Avenue, Vero Beach, Florida. As part of the property exchange, the Watsons agree to convey to the County a parcel of land located on the east border of their property abutting 43rd Avenue, consisting of 5,710 square feet (0.13 acres).**
- 2. At the same time, the County agrees to convey to the Watsons a parcel of land west of 43rd Avenue, north of 5th Street SW, abutting the western border of the Watson's property, consisting of 6,475 square feet (0.15 acres).**
- 3. The County will also convey to the Watsons, a 20' wide ingress/egress easement running from 5th Street SW north 278.11' to access the rear of the Watsons' property.**
- 4. Each party shall convey marketable title to their respective parcels. The Watsons shall convey by warranty deed free of claims, liens, easements, encumbrances and property taxes prorated for the year of closing. The County shall convey by county deed pursuant to FS 125.411.**
- 5. Each party shall be responsible for preparation of its own documents necessary to convey title in their own properties to the other parties. Each party shall pay the cost of recording the deeds, releases or satisfactions received pursuant to the exchange agreement.**
- 6. The Watsons shall pay the following expenses at or prior to Closing: All costs necessary to cure title defect(s) or encumbrances, other than the permitted exceptions, and to satisfy or release of record all existing mortgages, liens or encumbrances upon the Property conveyed to the County.**
- 7. Closing to occur within 60 days of the approval of the exchange agreement by Indian River County Board of County Commissioners.**

The real property exchange will be considered by the Board of County Commissioners of Indian River County on Tuesday, September 10, 2019 at 9:05 a.m. or as soon thereafter as the matter may be heard, in the County Commission Chambers located on the first floor of Building A of the County Administrative Complex, 1801 27th Street, Vero Beach, Florida 32960.

Anyone who wishes to inspect any maps showing the parcels to be exchanged may do so during regular business hours (8:30 a.m. to 5:00 p.m., Monday through Friday) at the Office of the County Attorney, located on the 2nd floor of Building A of the County Administrative Complex, 1801 27th Street, Vero Beach, Florida.

Anyone who needs a special accommodation for this meeting must contact the County's Americans With Disabilities Act (ADA) Coordinator at 772-226-1223 at least 48 hours in advance of the meeting.

**INDIAN RIVER COUNTY BOARD OF
COUNTY COMMISSIONERS
BOB SOLARI, CHAIRMAN**